

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide the following engineering drawings prepared by a licensed Florida Engineer for review and approval prior to final DRC authorization :
 - a) Paving, Grading, and Drainage Plan
 - b) Water and Sewer Plan (if any are proposed to serve the site)
3. The engineer shall prepare a complete paving and drainage plan which provides existing and proposed grades and demonstrates the size, type, extent, location, and calculation (criteria) for that stormwater management system. This design documentation is required in accordance with comment 1 above prior to applicant receiving final Engineering DRC authorization.
4. One Type II Loading Zone is required for this site since 42,175 square feet of office is proposed. This loading zone shall be designed in accordance with Section 47-20.4 and 47-20.6 of the ULDR.
5. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

6. Please review all points of access and ensure that accessible ramps and new standard for truncated domes are employed rather than the diamond saw cuts referenced in the detail 4/SP-2.
7. The number of accesses proposed impacts pedestrian circulation and should be reconsidered and re-designed with pedestrians in mind. Sidewalk shall be run continuously through all remaining accesses.
8. The architect shall review what opportunities exist to reduce the number of access points for this site for improved circulation. It appears that there are so many access points that public safety is compromised.
9. Accesses proposed for this site are too close together, approach N.E. 51 Street at angles, and appear to conflict with (do not align) accesses on the opposite side of the street.
10. Indicate the parking angle for those angled parking spaces on the south side of the site.
11. Expand the drawing to indicate how the vehicles travelling through the angled parking lot obtain access.
12. Stop signs and bars are needed at each of the accesses where they intersect with a public street.
13. It appears that there are two dead end parking zones which require turn around spaces transverse striped for adequate turn around.
14. Show all access points, centerlines of approach, and widths for all accesses opposite to those proposed for this site.
15. The bank teller proposed appears to have inadequate vehicle reservoir spaces. From review of Section 47-20 of the ULDR this teller operation would require six (6) twenty foot long spaces from the point of service, counting that car being served.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

1. Unless patients being treated in the new medical office are not capable of self-preservation during their stay, this medical office is not considered any different than any other office occupancy. This project is then only considered a tenant change by the life safety codes. If the above requirement is not true then all the requirements of a hospital apply.
2. New 3 story buildings require a fire sprinkler system. New building code applies to any building having a true change of use. A medical office is not considered a change of use for this building.
3. Provide a flow test.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

Verify the status of the non-conforming parking area on the south side. In accordance with Sec. 47-21.9 F. "Existing vehicular use areas shall be considered as new....when there has been a denial of a change of use, pursuant to Sec. 47-3.5 and the change of use will result in a use, structure or both being required to meet the ULDR requirements." Determine the applicability of this section to the existing parking area.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Jimmy Koeth
828-5276

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

1. Discuss parking calculations with Zoning Rep. and applicant at the meeting. Public parking spaces indicated on the site plan?
2. Discuss location of handicapped parking spaces with Zoning Rep. at the meeting.
3. Discuss with Zoning Rep. and Landscape Rep. what portion of site must comply with current code requirements.
4. Clearly delineate and dimension parking spaces on the site plan.
5. Discuss provision for a traffic statement or traffic study with the Engineering Rep. and applicant at the meeting.
6. Discuss provision for additional R-O-W with Engineering Rep. at the meeting.
7. Provide copy of 0-3104 Pg.986 BCR and PB 61 PG 38 BCR.
8. Verify that proposed site is not encumbered for any other site or use or prior parking obligations. Also, provide any variance orders that are applicable to this site.
9. Response to all comments must be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at the meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

1. Restrooms on all three floors should require key access.
2. Restrooms on all three floors should require key access.
3. All stairwell doors should be self-locking, allowing egress only.
4. If a stairwell door is propped open an annunciator should sound.

Please submit comments in writing prior to DRC sign-off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 09/10/02

Comments:

1. Provide a copy of the cross-agreement and show the site plan of the adjacent property.
2. Handicap parking shall comply with the current dimension requirements of the Florida Accessibility Code for Building Construction.
3. Discuss the site circulation with the Engineering representative.
4. Discuss the location of the Bank Teller and vehicle reservoir spaces with the Engineering representative.
5. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
6. Signs shall comply with section 47-22 of the ULDR.
7. Additional comments may be forthcoming at DRC meeting.